



South Cooper Mountain Concept & Community Plans

Public Open House #1 Meeting

Summary

June 17, 2013

OVERVIEW

The first public open house for the South Cooper Mountain (SCM) Concept and Community Planning process was held on Thursday, May 23, 2013 from 6 to 8 p.m. at Scholls Heights Elementary School in Beaverton. The meeting was intended to:

- Introduce the project to the public
- Present working information on existing conditions and gather public feedback on opportunities and constraints relating to the discipline areas and the area generally; and
- Gather the community's priorities related to the Guiding Principles.

More than 75 people attended the event. The open house was publicized through an article in Beaverton's May "Your City" newsletter; media coverage in the Oregonian (May 1 and May 20, 2013); a postcard mailing to approximately 3,350 households in and within ½ mile of the planning area; an email to over 1,900 people on the Beaverton Neighborhood Association, CPO6, CPO10, and project website email lists; and posters displayed at the Murray Scholls branch library, City Hall, and local businesses. The open house was also publicized on the City of Beaverton project website during the month of May.

Staff

The meeting was attended by city staff: Andrew Barrett, Mark Boguslawski, Leigh Crabtree, Jabra Khasho, Sheila Martin, Cassera Phipps, Valerie Sutton and David Winship; as well as members of the consulting team from **Angelo Planning Group**: Joe Dills and Becky Hewitt; **DKS Associates**: Carl Springer; **David Evans & Associates**: Ethan Rosenthal and Claudia Zahorcak; **Walker Macy**



Landscape Architects: Mike Zillis; and **JLA Public Involvement:** Eryn Deeming Kehe, Kalin Schmoldt, and Hannah Mills. Several members of the Citizens' Advisory Committee (CAC) who are also residents within the planning area were invited to play a leadership role in discussing the particular needs and opportunities in their part of the planning area with other open house participants. Several members of the Technical Advisory Committee were also in attendance.

Open House Structure

The meeting was designed so that visitors could review existing conditions maps pertaining to the four discipline areas (see below) and ask questions of staff. After viewing the discipline stations, visitors were encouraged to provide additional feedback and insights into the area using large maps and to fill out comment forms with more detailed comments. The stations at the open house included:

- **Welcome** – Attendees were greeted and encouraged to sign in. Staff provided informational handouts and copies of comment forms.
- **About the Project** – Staff invited attendees to mark their home and/or business on a map (see Appendix A) and explained the open house layout and order of stations. Boards included a project overview, schedule, a list of current committee members, and information about subsequent steps.
- **Discipline Stations** – Each station featured several maps of the planning area that highlighted existing conditions pertaining to: land use; transportation; water, sewer, stormwater; and natural resources, parks and trails. Staff recorded public comments and questions using flipcharts (see Appendix C).
- **“Picture” South Cooper Mountain** – Attendees were able to view photographs of the planning area in a looping slideshow. Each image featured comments taken from the online survey. The public was encouraged to submit their own photographs for use at future open houses.
- **Subarea Maps** – Tables were set up with aerial maps for each of the project subareas (North Cooper Mountain, the Urban Reserve Area, and the SCM Annexation Area). Staff supported CAC members from the relevant subarea in discussing the implications of the project for that subarea and prompting visitors for feedback using post-it notes to mark the maps with important locations, opportunities, and constraints (see Appendix E). The exercise was intended to allow for more in-depth exploration of the unique needs and characteristics of each subarea and allow participants to identify location-specific concerns and opportunities.
- **Comment Station** – Comment forms (see Appendix B) were available at the welcome table and also inside the open house. The forms mirrored questions from the online survey and sought feedback on the Guiding Principles as well as potential opportunities and constraints. At this station, attendees could also use dots to publicly indicate their priorities on the Guiding Principles (see Appendix D).
- **Refreshments** – Light refreshments were provided during the meeting.

Attendance

The meeting was predominantly attended by residents from the planning area and adjacent neighborhoods. Several owners of large parcels within the planning area were also present, as were residents from neighborhoods to the north and south of Scholls Ferry Road, east of the planning area. (See Appendix A: Attendance Map.)

COMMENT SUMMARY

Six comment forms were submitted during the open house event. (Questions were identical to the concurrent online survey and attendees were told that they did not need to fill out the survey twice unless they had additional feedback to give.) The following summary is based on comment forms received, flip-chart notes, and map feedback. A summary of feedback obtained from the online survey is provided separately in the “Online Survey #1 Summary”.

Guiding Principles (See Appendix B: Comment Forms and Appendix D: Guiding Principles Dot Exercise)

Providing transportation options (#5) and access to natural resources (#6) were the top priorities based on comment forms and the priorities “dot” exercise. This was consistent with the online survey which also ranked these priorities in the top four.

Discipline Area Comments (See Appendix C: Flip Chart Notes)

- **Land use, Public Facilities, and Energy** – Schools were a major discussion point, including the proposed new high school within the SCM Annexation Area, potential new elementary schools, and how those might affect current school attendance boundaries. Attendees also raised questions about whether minimum densities would be required through zoning; how annexation and zone changes would affect farm tax deferral eligibility; and how the concept and community plans would affect property owners within the planning area.
- **Transportation** – Transportation was a significant issue for attendees. Participants noted that the existing transportation infrastructure in the area is poor and must already accommodate the growing commuter population along Scholls Ferry Road and Roy Rogers Road. Concerns included: the need for north-south connectivity and reducing congestion; safety for cars, bikes, and pedestrians on streets (particularly for 175th Avenue); and preserving existing neighborhoods and minimizing property impacts.
- **Natural Resources, Parks and Trails** – Attendees expressed appreciation for the rural feel of the area and were concerned that changes to the natural environment will be significant, even if the area is well planned. Attendees expressed the importance of protecting natural areas, trees, riparian areas, and wildlife corridors for their significant community benefits and indicated that the plan should consider South Cooper Mountain to be one part of a larger, ecologically contiguous area. Attendees expressed a desire for safe trails that connect to existing developed areas.
- **Water, Sewer, Stormwater** – Concerns focused on how to protect streams and riparian areas and how to prevent development from causing erosion. There were also questions about sewer infrastructure and potential water retention and management techniques.

Sub Area Comments (See Appendix E: Subarea Maps,)

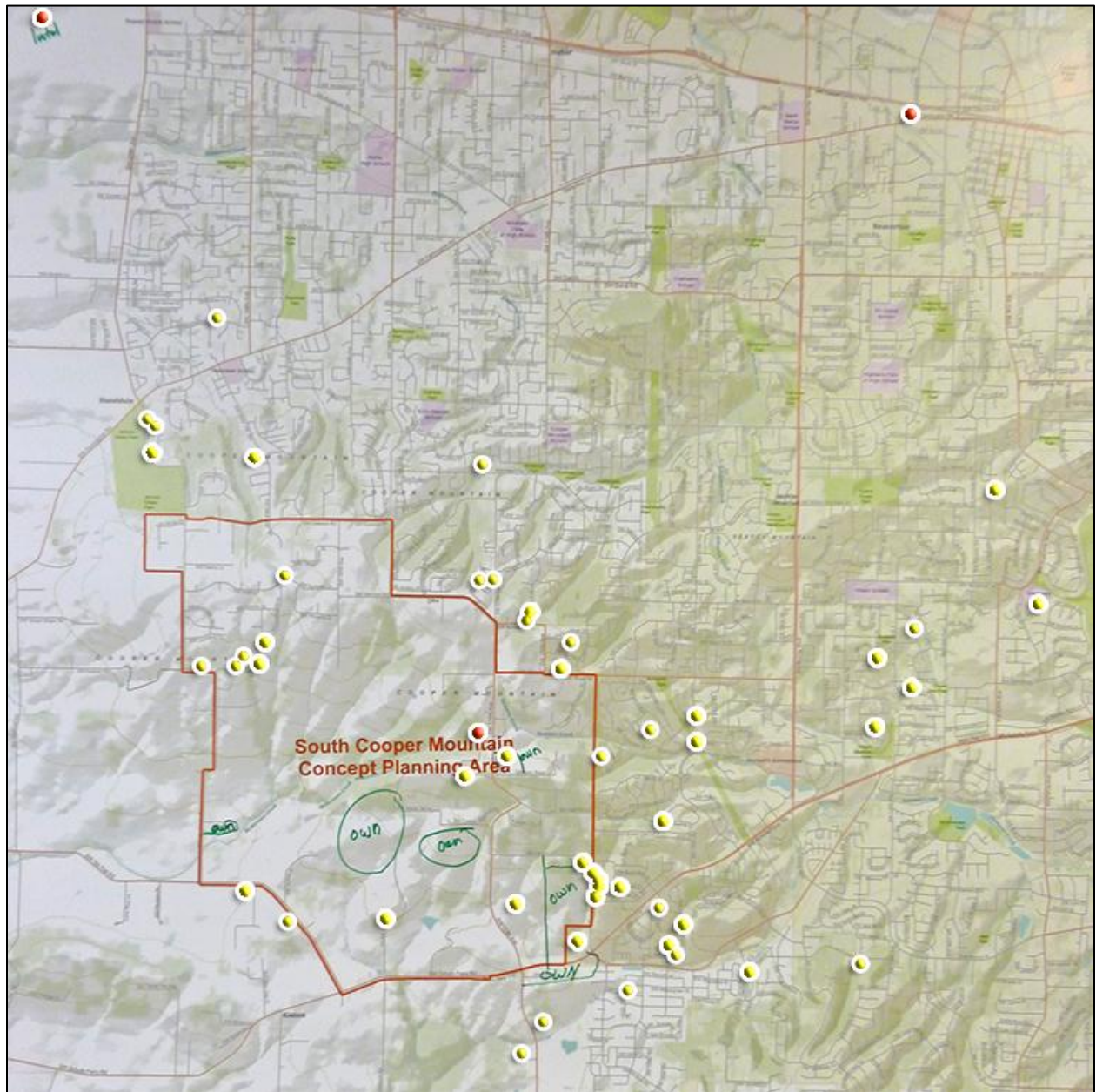
- **North Cooper Mountain (NCM)** – Paths and sidewalks may be desirable in this area, particularly those that facilitate east-west travel. However, many opinions were shared about the location of such facilities. Many comments focused on how to provide safe pedestrian access around the perimeter of the NCM area, particularly access to the Nature Park. Participants also shared that sight distances are poor on 190th Avenue, and speeds are very high on Grabhorn.

There were concerns that paths could impact private property, and not all of the proposed path locations were felt to be safe, particularly those along the quarry and Grabhorn. Several comments expressed concern with potential trail and road impacts to Jenkins Estate. Homeowners associations and private development restrictions are in place for most of the area. Other comments noted an interest in keeping the current level of density and how the area currently supports a range of wildlife.

- **Urban Reserve Area (URA)** – Comments focused on traffic, congestion, and safety on 175th Avenue, with many concerns about how additional growth will impact traffic. Participants reported that sight distances on 175th Avenue are poor, with many hidden driveways and blind curves due to topography. Other comments noted concerns about loss of open space and farmland; interest in lower density development; and questions about infrastructure improvements (parks and sewer) within the URA.
- **SCM Annexation Area** – Comments focused primarily on traffic and congestion on 175th Avenue and Scholls Ferry Road. There was interest in commercial development near the intersection of Roy Rogers and Scholls Ferry. Other comments encouraged larger lots and access to parks. Some participants raised concerns about how existing property owners would be impacted; CAC representatives related that property owners in the area generally support future development.

There were also several comments and questions about project **costs** related to parks, infrastructure, and schools, and how developing the area would affect the tax burden of current residents.

Appendix A – Attendance Map



● = Home ● = Workplace

Appendix B – Comment Forms

1. Key issues for the project have been captured in the draft Guiding Principles. Read them below and select three of the following that are the most important to you.

Guiding Principles	Tally
1. Create Beaverton's next great community.	2
2. Create a sustainable community.	2
3. Prepare a realistic financing plan for infrastructure and feasible implementation strategies	1
4. Provide housing choices.	0
5. Provide transportation options.	4
6. Provide appropriate protection, enhancement and access to Cooper Mt.'s natural resources and public lands.	3
7. Implement regional requirements and plans.	1
8. Coordinate with other planning in the area.	0
9. Ensure that the plan complements existing neighborhoods and commercial areas so that South Cooper Mt. is a part of greater Beaverton.	0
10. Plan new civic uses so they are focal points for the community.	0
11. Promote compatibility with adjacent rural areas.	2

2. Use the space below to tell us if there are other key issues that the project should address, or if you have comments about the Guiding Principles listed above.

- The guiding principles are good. It looks as though a huge amount of considering and planning are being done - this is my major concern: We are making huge changes to the environment, and - careful as we may be - we're affecting farming lands, the water, soil, air - for all future generations. Thank you for considering persons' needs for the outdoors/hiking/recreation/wildlife.
- Please address N-S traffic issues. 2. Please allow for wildlife corridors away from traffic to and from water sources. 3. Please create bike lane on 175th or BAN bikes!
- Layout overall plan to provide a coordinated community with good housing mix, transportation options, protecting natural resources with good walking areas.
- Transportation infrastructure already is behind and poor. I will not support annexation without a clear plan to expand, including a freeway spur out here. 2. Sewer, water, park expansion infrastructure - please clearly articulate the burden increase as a percent of increase to current taxes and rates to support annexation. Else I will not support annexation.
- Very concerned with north/south traffic. 175th does not provide a good option to handle additional traffic -Topography -175th is not continuous from Scholls Ferry 175th/170th/173rd

- Protect the natural areas (wetlands, riparian, uplands and wildlife corridors) - Don't build on slopes > 7% Plan densely populated communities with pedestrian walkways to connect back area. Plan for lots of green space. Ensure transportation access for enlarged population of commuters along Scholls Ferry and Roy Rogers.

3. What else should we know about the South Cooper Mountain area as we begin the Concept Planning process?

- It sounds as if you're considering the things important to me, as long as this process HAS to continue.
- We live in Murray Hill area, how will annexation benefit us or Beaverton overall?
- Plan as if it was/is an ecologically continuous area i.e. watershed that attains head water from Cooper Mountain to the Tualatin River/Tualatin National Wildlife Refuge. Main. improve watershed health, work with ecologists and specialists from PSU and OSU for "science" that will be affected by planning decisions.

Appendix C – Flip Chart Notes

Land Use – Public Facilities/Housing/Energy

(These points and questions reflect primarily questions that could not be answered during the event and comments that were raised repeatedly.)

- Can you be farm deferred within the UGB?
 - Tax implications
- When was the last time BSD redistricted?
- Zoning min. densities?
- Don't want impacts to Jenkins Estate
- Want to keep NCM as it is
- Do zip codes need to change as population increases?
- Nearest post office is far away for most of 97007

Transportation

- Need better north-south arterials
- Bike/ped facilities on 175th (high bike use)
- Westside bypass
- Preserve existing neighborhoods
- High speeds on 175th/safety (100 mile hill)
- Fix timing on Scholls Ferry
- Preserve Jenkins Estate
- Connect Clarks Hill to TV Hwy
- Coordinate with Hillsboro about cost sharing

Natural Resources – Parks and Trails

- Safe pedestrian connections to parks (Nature Park) along existing streets.
- Forest Service timber harvest regulations. ODF
- Cost of infrastructure/parks and schools
 - Tax burden on neighbors
- Linear trail along Roy Rogers (Tigard)?
- Add names of creeks
 - Identify aquifer
 - Drainages
- Pocket parks
- Pedestrian bridge crossings of Scholls – Ped/bike safety
- Reconfigure control structures/dams to function like Schoffler Park
- Would not like to see Jenkins Estate negatively impacted by road development.
- THPRD should participate directly in meeting to answer parks and trail questions
- Little/no room for trail from Jenkins Estate
- Concerns about disrupting wildlife movement
- Desire walking/biking trails, including connections to existing developed areas.

- Transportation is a big issue
 - Cut through over 175th – Roy Rogers
 - Intersection of 175th/Kemmer congested 3:30-6:30pm
- Riparian and forested areas are our future
- Trees provide more services than we can replace/mitigate
- Wouldn't the natural system functions have more community benefit than development?

Water

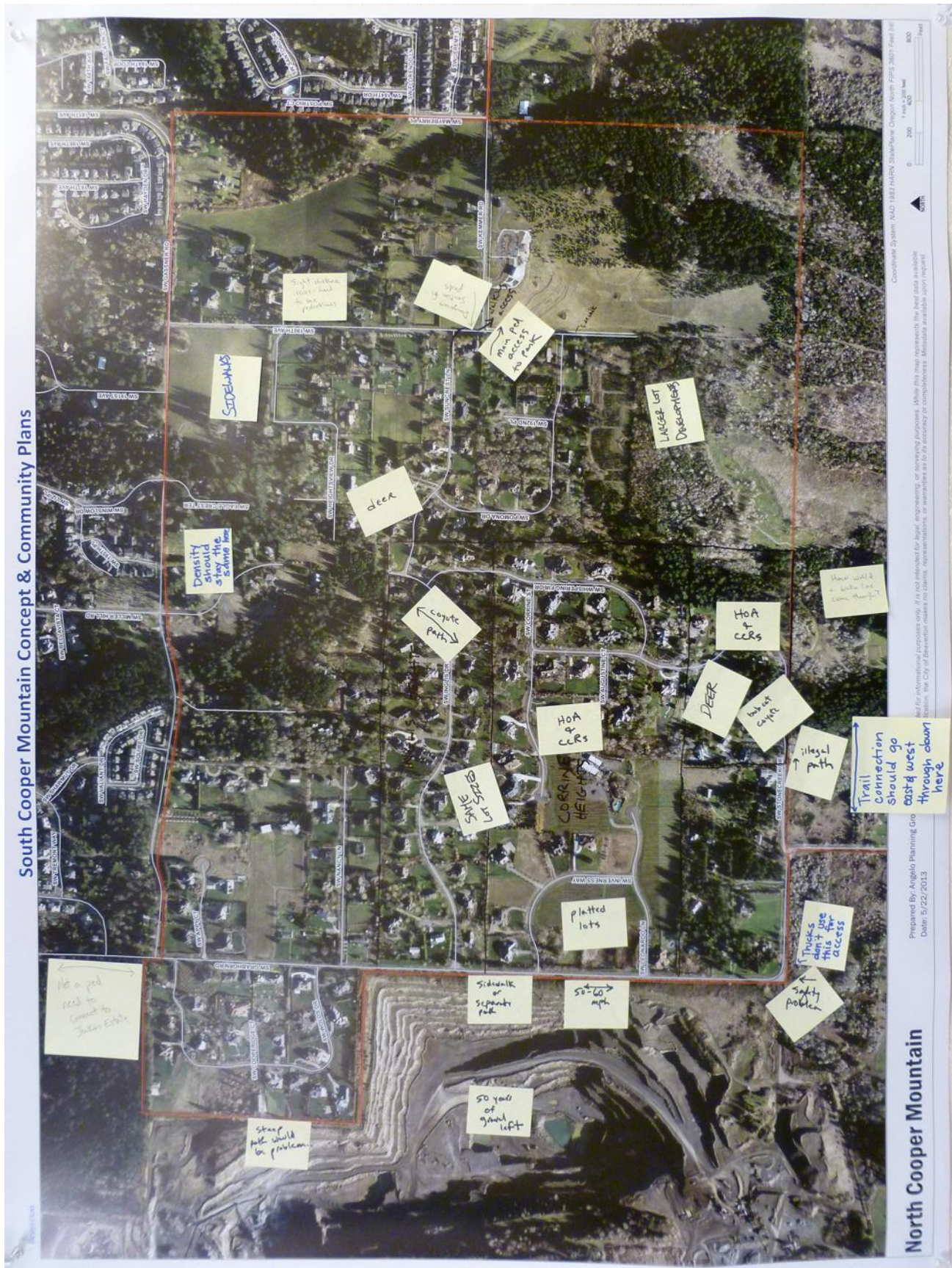
(These points and questions were summarized after the event, but not recorded on flipcharts.)

- Will property owners in the URA (Horse Tale Drive, either side of 175th) get sewer?
- Stream concerns on the lower end of McKernon Creek (east of Grabhorn, north of Tile Flat Rd)
- How will we protect streams and creeks from erosion due to development?
- Protection of trees, riparian corridors along streams
- How does Aquifer Storage and Recovery (ASR) work?
- Will purple pipes (recycled or non-potable water for irrigation, flushing) be included?

Appendix D – Guiding Principles Dot Exercise

Guiding Principles	Tally
1. Create Beaverton's next great community.	0
2. Create a sustainable community.	1
3. Prepare a realistic financing plan for infrastructure and feasible implementation strategies	1
4. Provide housing choices.	1
5. Provide transportation options.	6
6. Provide appropriate protection, enhancement and access to Cooper Mt.'s natural resources and public lands.	6
7. Implement regional requirements and plans.	0
8. Coordinate with other planning in the area.	3
9. Ensure that the plan complements existing neighborhoods and commercial areas so that South Cooper Mt. is a part of greater Beaverton.	3
10. Plan new civic uses so they are focal points for the community.	0
11. Promote compatibility with adjacent rural areas.	5

Appendix E – Subarea Maps



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